Highway Development Control Consultation Response

Planning Application Ref: PL/2023/09303

Site Address: Charlcutt Farm, Charlcutt, Calne, SN11 9HL.

Proposal: Change of use of agricultural land for camping, associated toilet block, car parking and widening of access.

Date of Consultation Response: 30/11/2023

I refer to the above planning application dated 26/10/2023 seeking permission for the change of use of agricultural land for camping with an associated toilet block, vehicle parking and widening of access.

The site is located to the north of Charlcutt High Street, a C classified road subject to a speed limit of 60mph, there is an existing gated access. The access is proposed to be widened with additional space within the initial section of private drive to allow for vehicle passing.

The provision of a widened access in this location would require alterations to the public highway which will require a licence or permit for such works.

It is proposed to limit the number of patrons to the campsite to approximately 10 pitches per night with a limit of 1 car per tent. The vehicle parking area has been indicated with 15 spaces marked, but the application alludes to 10 vehicle spaces, this should be clarified. The design and access statement also states that the car parking would be a hardcore surfacing but then plan 230928-CF-AIA-NB within the arboricultural report appears to indicate grasscrete for surfacing.

Visibility splays have been discussed as being limited from the existing access, the widening has been proposed as an improvement to the access, but no detail of improvement has been indicated, therefore I would wish to see the existing and proposed visibility splays from the access on a set back of 2.4m to be able to assess if an improvement is acceptable in terms of highway safety and intensified use of an access onto the public highway. The proposed mirror on the opposite side of the access is not considered appropriate mitigation for highway safety.

The design and access statement does state that the arrivals and departures would be managed by allocating specific times for campers to arrive/leave and would therefore manage the risk of conflict through the access. An operational statement would be required in order to safeguard this and conditioned to maintain the managed operation of the site.

Therefore, in relation to the proposals, I would not wish to raise a highways objection to the principle of the proposals, however I feel that the application is lacking the required information to make a full assessment with regard to the effect on the public highway. Further information is required with regard to visibility splays, both existing and proposed, and a clear plan of the proposals with respect to the amendments to the public highway should be submitted to support the application.

If you have any queries regarding the above advice, please contact:
HighwaysDevelopment@wiltshire.gov.uk